

CONTENTS

SECTION	CLAUSE	
		Objectives of planning in Victoria
		Purposes of this planning scheme
CONTENTS		Contents
USER GUIDE		User guide
STATE PLANNING POLICY FRAMEWORK	11	Introduction
	12	Goal
	13	Principles of land use and development planning
	14	Settlement
	14.01	Planning for urban settlement
	14.02	Metropolitan development
	15	Environment
	15.01	Protection of catchments, waterways and groundwater
	15.02	Floodplain management
	15.03	Salinity
	15.04	Air quality
	15.05	Noise abatement
	15.06	Soil contamination
	15.07	Protection from wildfire
	15.08	Coastal areas
	15.09	Conservation of native flora and fauna
	15.10	Open space
	15.11	Heritage
	15.12	Energy efficiency
	15.13	Alpine Areas
	16	Housing
	16.01	Residential development for single dwellings
	16.02	Medium density housing
	16.03	Rural living and rural residential development
	16.04	Crisis accommodation and community care units
	17	Economic development
	17.01	Activity centres
	17.02	Business
	17.03	Industry
	17.04	Tourism
	17.05	Agriculture
	17.06	Intensive animal industries

SECTION	CLAUSE
	17.07 Forestry and timber production
	17.08 Mineral resources
	17.09 Extractive industry
	17.10 Apiculture
18	Infrastructure
	18.01 Declared highways, railways and tramways
	18.02 Car parking and public transport access to development
	18.03 Bicycle transport
	18.04 Airfields
	18.05 Ports
	18.06 Health facilities
	18.07 Education facilities
	18.08 Survey infrastructure
	18.09 Water supply, sewerage and drainage
	18.10 Waste management
	18.11 High pressure pipelines
	18.12 Developer contributions to infrastructure
	18.13 Telecommunications
19	Particular uses and development
	19.01 Subdivision
	19.02 Gaming
	19.03 Design and built form

SECTION	CLAUSE		
LOCAL PLANNING POLICY FRAMEWORK	20	Operation of the Local Planning Policy Framework	
	21	Strategic Statements	
	21.01	Alpine Resorts Strategic Statement	
	21.02	Falls Creek Local Planning Policy	
	21.03	Lake Mountain Local Planning Policy	
	21.04	Mt Baw Baw Local Planning Policy	
	21.05	Mt Buller Strategic Statement	
	21.05-1	Resort Profile	
	21.05-2	Key Influences	
	21.05-3	Vision – Strategic Framework	
	21.05-4	Objectives Strategies Implementation	
	21.05-5	Monitoring and Review	
	21.06	Mt Hotham Local Planning Policy	
	21.07	Mt Stirling Local Planning Policy	
		22	Local Planning Policies
		22.01	General Alpine Resorts Policies
		22.01-1	Development Guidelines
		22.05	Mt Buller Local Planning Policies
		22.05-1	Car Parking
		22.05-2	Aboriginal Heritage
	ZONES	31	Operation of zones
			Public Land Zones
36.01		Public Use Zone	
36.02		Public Park and Recreation Zone	
36.04		Road Zone	
		Special Purpose Zones	
37.02		Comprehensive Development Zone	
OVERLAYS	41	Operation of overlays	
		Environment and Landscape Overlays	
	42.01	Environmental Significance Overlay Schedule 1 – Burramys Parvus	
		Heritage and Built Form Overlays	
	43.02	Design and Development Overlay Schedule 1 – Mt Buller Alpine Resort Village	

SECTION	CLAUSE	
PARTICULAR PROVISIONS	51	Operation of particular provisions
	52.01	Subdivision
	52.02	Easements, restrictions and reserves
	52.03	Specific sites and exclusions
	52.04	Site analysis and design response for medium-density housing and residential buildings
	52.05	Advertising signs
	52.06	Car parking
	52.07	Loading and unloading of vehicles
	52.08	Mineral exploration and mining
	52.09	Extractive industry and search for stone
	52.10	Uses with adverse amenity potential
	52.11	Home occupation
	52.12	Service station
	52.13	Car wash
	52.14	Motor vehicle, boat or caravan sales
	52.15	Heliport
	52.16	Post box
	52.17	Native vegetation
	52.18	Timber production
	52.19	Telecommunications facility
	52.20	Convenience restaurant and take-away food premises
	52.21	Private tennis court
	52.22	Crisis accommodation
	52.23	Shared housing
	52.24	Community care unit
	52.25	Crematorium
	52.26	Cattle feedlot
	52.27	Licensed premises
	52.28	Gaming
	52.29	Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 road
52.30	Freeway service centre	
GENERAL PROVISIONS	61	Administration of this scheme
	61.01	Administration and enforcement of this scheme
	61.02	What area is covered by this scheme?
	61.03	What does this scheme consist of?
	61.04	When did this scheme begin?
	61.05	Effect of this scheme
	61.06	Determination of boundaries
	62	Uses, buildings, works, subdivisions and demolition not requiring a permit
	62.01	Uses not requiring a permit
	62.02	Buildings and works not requiring a permit

SECTION	CLAUSE	
	62.03	Subdivisions not requiring a permit
	62.04	Demolition
	63	Existing uses
	63.01	Extent of existing use rights
	63.02	Characterisation of use
	63.03	Effect of definitions on existing use rights
	63.04	Section 1 uses
	63.05	Section 2 and 3 uses
	63.06	Expiration of existing use rights
	63.07	Compliance with codes of practice
	63.08	Alternative use
	63.09	Shop conditions
	63.10	Damaged or destroyed buildings or works
	63.11	Proof of continuous use
	63.12	Decision guidelines
	64	Land used for more than one use
	65	Decision guidelines
	65.01	Approval of an application or plan
	65.02	Approval of an application to subdivide land
	66	Referrals
	66.01	Subdivision
	66.02	Use and development
	66.03	Gippsland coalfields
	67	Applications under Section 96 of the Act
	67.01	Exemptions from Section 96(1) and 96(2) of the Act
	67.02	Notice requirements
	67.03	Notice requirements - native vegetation
	67.04	Notice exemption
DEFINITIONS	71	Meaning of words
	72	General terms
	73	Outdoor advertising terms
	74	Land use terms
	75	Nesting diagrams

SECTION	CLAUSE	
INCORPORATED DOCUMENTS	81	Documents incorporated in this scheme
LIST OF AMENDMENTS		List of amendments to this scheme